



## A. PROJECT INFORMATION

### 1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

BDA Case Number: 06240

Project Description: USE OF DECK AS ACCESSORY OUTDOOR DINING SPACE WITH ADA RAMP TO GRADE

Case Review Date: January 2025

### 2. SITE INFORMATION

Development Address: 5726 ELLSWORTH AVE

Parcel (s): 84-J-82

Zoning Designation: LNC

Neighborhood: Shadyside

## B. ZBA REQUESTS

Type of Request: Variance Code Section: 904.04.B.2

Description: Proposed structure area is larger than 25% maximum allowed for accessory structures in the LNC district. Primary use's area is 744 sq. ft., proposed accessory structure's area is 344 sq. ft.